REAL ESTATE AT AUCTION.

Riverdale—City of New York

FOR HOME-SEEKERS

RIVERDALE, opposite Van Cortlandt Park and overlooking the Hudson River, is one of the choicest home-building sec-

tions in New York, accessible via the I. R. T.-Broadway

Subway to 242nd St., and the Broadway electric cars to

One of the best of the few large properties at Riverdale,

These lots are included among the properties to be sold at

Absolute Executrix's Auction

To Close the Estate of

JOHN C. RODGIRS, Dec'd

at 12 noon, in Exchange Salesroom, 14 Vesey St., N. Y. C.

375 MANYATTAN LOTS

to be sold separately, for whatever they may bring

Other Rodgers Estate Properties are: BROADWAY AND 225TH ST., at Subway and N. Y. C. R. R. stations: 25 LOTS, at S. E. Cor. 225th St. and Broadway and extending almost to the Harlem River.

JEROME AVE., BRONX, at 167th St. Subway station: 21 LOTS, including four corners, in Jerome Ave., Anderson Ave. and 166th St.

WASHINGTON HEIGHTS, on Fort George Hill: 43 LOTS, in Broadway Terrace, 193rd St. and Fairview Avv., just East of Broadway and close to 191st St. Broadway Subway Station. FORDHAM ROAD, or Sedgwick Ave., near the 207th St. and Fordham Road Subway stations, the 6th and 9th Ave "L" and the N. Y. C. R. R. Stations: FIVE SEPARATE PARCELS fronting on Fordham Road, Sedgwick Ave., West 184th St., Cedar Ave. and Harlem River Terrace, overlooking the Herlem River.

Harlem River Terrace, overlooking the Herlem River.

BAYCHESTER AVE., GUN HILL ROAD and edjacent thoroughfares at Baychester Station, N. Y., N. H. & H. R. R., close to Pelham Parkway, Bay and Park: near I. R. T. Lexington Ave. Subway Terminus. ABOUT 200 LOTS variously located on Baychester Ave., Gun Hill Road, Mace, Waring, Ely, Grace, Edison, Stillwell, Bassett, Hilder, Deering and Palmer Aves., with frontage of Givan's Creek. Bosting, Fishing and Bathing. Fine bungalow sites in 5-cent. fare; frame construction zone.

YONKERS, N. Y., in Crestwood section: 10 LOTS on Westchester

80% in monthly instalments of 2%.

66 2-3% at 6%-60% at 5 1-2%-50% at 5%

may remain on mortgage

Lawyers Title & Trust Company Title Policies Free.
Savings Bank Books, on proper assignment, as well as
Liberty Bonds at market value, will be accepted as deposit.

Messrs. CONWAY, KELLOGG & O'BRIEN, Attorneys

49 Wall Street, New York

Send for Bookmap

REAL ESTATE MARKET NEWS

SELL LIEN ON RENT OF PARK AVE. FLAT

F. T. Ley & Co. Dispose of Five Year Leasing Assignment on Big Cooperative House.

plicated deals ever negotiated in the avenue came to light yesterday with the announcement than an investor from Connecticut has purchased from Fred T.

Plan 8250,000 Flat for Heights.

Plans are being prepared for a six story elevator apartment house to be erected on the north side of 171st street, 100 feet east of Fort Washington ave-nue, on a plot 125x95, by Gronenberg & Louehtag, architects, for the Klein Im-Company. The structure with four familles and will cost hout \$250,000. The plot was recently urchased by Schloss, Klein & Jackson com John Cabot through the Wood, olson Company.

In the Dwelling Market.

In the Dwelling Market.

J. B. English sold for the \$17 West Forty-cighth Street Corporation to Ellen V. Snowden the two three story dwellings at \$26 and \$17 West Forty-eighth street. Mrs. Snowden owns the adjoining property at \$15, and now controls a frontage of fifty-four feet. Negotiations are now under way for tressle of the property to a builder for improvement.

Ward Belknap & Son sold for the Dormond Realty Company. Simon Myers, president, to Julia J. Mulhall a three story dwelling, 20.6x100.11, at 77 East 124th street.

Ex-Ambassador Leases Field Home

Altorta, Inc., leased unfurnished apartments in 290 Park avenue to Mrs. John Christopher Mayer, and in 667 Madison avenue to H. G. Warland; also a furnished apartment in 440 Park avenue to J. H. Patterson.

Warland; also a furnished apartment in 440 Park avenue to J. H. Patterson.

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Harrie, Vought & Co. leased for Marshall Field the five story American basement dwelling at 2 East Sixty-ninth street to former Ambassador Joseph E. Willard, who recently purchased through the same brokers 3 sutton place. Mr. Willard will occupy the Sixty-ninth street house until the completion of alterations to his new purchase.

Third street.
Louisa V. R. Eaylies sold to Generose
Ristiano a three and a half story tenement with stores, 24.7x51.10x irregular,

ment with stores, 24.7x51.10x irregular, at 198 Grand street.
George Ehert bought from William H. Schaefer the five story flat with stores, 25x80, at the northeast corner of Amsterdam avenue and Eighty-ninth street.

Belle Moses sold to the Christian Nonsectrian Rescue Church of the Living a three story dwelling, 20x99.11, at 42 East 133d street.

QUEENS BOROUGH MARKET.

ROTECNS BOROUGH MARKET.

Roman-Cailman Company leased for the Maxnat Building, Inc., to Gus Oestreicher, operating as the La Belle Silk Works, space in the building corner of Payntar avenue and the Boulevard, Long Island City, for a term of years.

Louis Miller, an artist of Grantwood.

N. J., has purchased four lots at the bouthwest corner of State and Twenty-fifth screet, Broadway-Flushing, from the costate of Emma L. Stroud through J. A'bert Johntra. The buyer will erect an eight room dwelling with studio.

Lewis H. May Company sold for the Brrayview Realty Company old for the Brrayview Realty Company. T. J. Mc-Bride president, a plot 190v100 on the sortheast corner of the Boulevard and Beach Thirty-ninth street, Edgemere

Beach Thirty-ninth street, Edgemere L. I., to Jacob Goldman, who will improve with stores and spartments.

Herman Frankfort sold for Matthew J. Farrelly to the Conwalt Corporation a piot 75x175 on the west side of New McNeil avenue, between Broadway and Color Lawn War Bockaway.

Mencil avenue, between Broadway and Cedar Lawn, Far Rockaway.

Mann & Schnail so'd to Hyman Harris two houses on Harriman avenue, Edgemere, for Sachs & Leventhal; also sold B. Marc's a ten room house, 46v3, on Beach Twenty-ninth atreet, Edgemere, for Lewinthal & Flowermann.

Doctors Buy at Jackson Heights.

Dr. Leslie T. Gazer of Rye, N. Y., has purchased an apartment in 144 Twenty-thir street, Jackson Heights. Dr. E. F. Traub of 4 West Fiftieth street Manhattan, has also purchased a garden apart-ment in 69 Twenty-eighth street. Dr. Traub recently came to New York from

CONTRACTS AWARDED.

The contract for additions and alterations to Ogden M. Reld's Ophir Cottago at Purchase, N. Y., has been awarded to John Lowry, Jr., of 171 Madison averus, according to Prown's Lotters. The amount involved is \$70,000. The same service also reports the awarding of the contract for building a \$150,000 factory at Lynbrock. L. I., for the Atlantic Knitting Mills, Inc., to J. H. Taylor Construction Company of 110 West Fortleth street.

LESSEES TO IMPROVE Ribbon Co. to Build at 28th St.—Other Renting Deals.

The northwest corner of Madison avenue and Twenty-eighth street has been leased for ten years by E. & H. Levy. Inc., ribbon manufacturers, who in turn have leased for the same period their quarters, consisting of 90,000 square feet, in the Armory Building, on the east side of Fourth avenue, between Twenty-fifth and Twenty-sixth streets, to L. Erstein avenue corner plot, 75x100, with a four

Goodwin & Goodwin rented for the Marler Realty Company the four story dwelling at 145 West 118th street, 18x 100.11, to Nester Lind.

Drovement with stores.

Lanmelster & Herman sold a five story flat, with store, 25x100, at 3319 Third avenue; also a two family house, 25x100, at 368 East 162d street.

Two Bronx Flats Planned.

Plans were filed yesterday for a six story apartment house, 105.2x100.10, at the southwest corner of Bryant avenue and 178th street for the Alcas Realty corporation. George Nordham, architect, estimates the cost at \$200.000.

MANHATTAN TRANSFERS.

Issae J. Silberstein sold to Louis B. Rosenbaum for \$30,000 a four story tenement with stores. 20.11x103.2x irregular, at 241 Bleecker street.

Lena Fensterheim sold to Tetta Schmulowitz a three story bathhouse and three story bathhouse for the Eank of America, 37 and 374; each 22.7x106, at 306 and 308 East Third street.

Louiss V. R. Eaylies sold to General Restaurance of the street, two front Restaurance of the street.

Louiss V. R. Eaylies sold to General Restaurance of the street, two front Restaurance of the street in the Brown Restaurance of the Street in the S

Since last January, when it began assembling the properties. The project is sembling the properties. The project is perhaps read, 150x127, 7x26-ix irreg, vacant; arnoid av, s e cor Libby st, 30x100, vacant; Arnoid av, s e cor Libby st, 30x100, vacant; Arnoid av, s e cor Libby st, 30x100, vacant; Arnoid av, s e, 133 n Pilham road, 50x100, vacant, and Mulford av, s s, 133 n Pelham road, 25x100, vacant, and Mulford av, s, 360 n Pel am road, 7ax100, vacant; Alulford av, s, 360 n Pel am road, 7ax100, vacant, and Mulford av, s, 360 n Pel am road, 7ax100, vacant, and Mulford av, s, 360 n Pel am road, 7ax100, vacant, and Mulford av, s, 360 n Pel am road, 7ax100, vacant, and Mulford av, s, 360 n Pel am road, 7ax100, vacant, and Mulford av, s, 360 n Pel am road, 7ax100, vacant, and Mulford av, s, 360 n Pel am road, 7ax100, vacant, 20x10, vacant, 30x10, vacant

MADISON AVE. CORNER DE PEYSTER ESTATE SELLS BRONX TRACT

> Parts With Old Morris Avenue Holdings; Other Deals in Northern Borough.

& Brothers, commission merchants. The westerly section of the Bronx has passed Levy concern will improve the Madison to new hands and will shortly be under story business building. The Roy Realty chase by David J. Rubenstein from Fred Company is the owner and Roy Scherick eric Ashton de Peyster and others of the was the broker. Harry B. Cutner was westerly block front on Morris avenue,

Connecticut has purchased from Frest 1 Lay & Co. Lo. a. de veyar sarignment of the ground rent from the cite on which the seventeen story cooperative which the seventeen story cooperative which the seventeen story cooperative was built by the Lay company. The cooperative owners of the apartment house at 230 Park avenus Bilding space to L. Erichia & Brown, against the broker in the leases by Havy, the cooperative owners of the apartment house at 230 Park avenus Bilding space to L. Erichia & Brown, against the testine some the structure apartment house as put through the cooperative owners of the apartment house as put through the cooperative owners of the apartment house as put through the cooperative owners of the apartment house was put through the cooperative owners of the apartment house as put through the cooperative owners of the apartment house was put through the cooperative owners of the apartment house was put through the cooperative owners of the apartment house was put through the cooperative owners of the apartment house was put through the cooperative owners of the apartment house was put through the cooperative owners of the apartment house was put through the cooperative owners of the apartment house was put through the cooperative owners of the apartment house was put through the cooperative owners of the apartment house was put through the cooperative owners of the apartment house was put through the cooperative owners of the apartment house was put through the cooperative owners of the apartment house was put through the cooperative owners of the apartment house was put through the cooperative owners of the apartment house was put through the cooperative owners of the put the cooperative owners of the apartment house the cooperative owners of the put through the cooperative owners of the

also arace in 1204 Broadway to the O.

W. Siebert Company of Gardener, Mass.; loft in 130 West Twenty-fifth street to Gordon & Fatowe, and sublessed part of the ninth floor in 115 to 125 West Thirtieth street to Weston & Weiner.

RESIDENTIAL LEASES.

Pease & Elliman leased apartments as follows: In 150 Park avenue to E. L. McManus, in 1357 Malison avenue to Bayard C. Hoppin, in 375 Park avenue to E. L. McManus, in 1357 Malison avenue to T. J. Goddard, in 130 West Fifty-seventh street to Mrs. C. S. Webb, in 151 Central Park West to Mrs. L. P. Mitchell, in I West Seventy-second street to Mrs. C. S. Webb, in 151 Central Park West to Mrs. L. P. Mitchell, in I West Seventy-second street to Mrs. C. S. Webb, in 151 Central Park West to Mrs. L. P. Mitchell, in I West Seventy-second street to Mrs. C. S. Webb, in 151 Central Park West to Mrs. L. P. Mitchell, in I West Seventy-second street to Mrs. C. S. Webb, in 151 Central Park West to Mrs. L. P. Mitchell, in I West Seventy-second street to Mrs. L. P. Mitchell, in I West Seventy-fifth street to H. A. Beaton, Jr.

Albort B. Ashforth, Inc., leased unformished apartments in 290 Park avenue to Mrs. John Christopher Mayer, and in 657 Madison avenue to H. G. Warlsnd: also a furnished apartment in 404 Park avenue to J. H. Patterson.

Wm. A. White & Sons leased for Harris, Vought & Co., to James Gore Blake the house at 443 Park avenue to J. H. Patterson.

Wm. A. White & Sons leased for Harris, vought & Co., to Jamesa Gore Blake the house at 443 Park avenue in 180 Park avenue, with the stores, 1002100, at 2350 Jerome avenue, south of Fordham there is to Margaret McCarthy.

Maurice Werthelm leased an artment in the following and in 657 Warlson avenue on the following at 16 West Seventics and the club took temporary in the plot, Saxiog Annue flat of the newly organization, 200 Land on the wide of Davidson avenue, and a decrease and about three directors being James MacBride to James MacBride

couth of Evelyn place, to a client for im-provement with stores.

for the Eank of America, 37 and 3714
Lawrence street, two front and rear houses, for \$4,950; also two deep lots on Crown street, between Uttea and Schenectady avenues, for \$950 cach.

Fiteen lots on Forty-sixth street, between Sixth and Seventh avenues, were sold to one buyer for \$1,425 cach; four lots on Seventy-fourth street, cast of Narrows avenue, were sold at \$750 cach; three lots at the southeast corner of Eighth avenue and Seventy-first street brought \$1,425 cach; nine lots adjoining at Seventy-first street, between Eighth and Fort Hamilton avenues, brought \$710 to \$800 cach; thirty lots in Seventitheth street, between Eighth and Fort Hamilton avenues, brought \$750 to \$915 cach; nine lots on Eighty-sixth street, between Waters avenue and Bay Fifth street, sold for \$400 cach; ten lots on Seventy-second street, between Twenty-second street, between Twenty-sec

nues, brought from \$420 to \$500 each nue trolley line. Seventy por cent. may remain on mortgaga for one or three wars at \$1½ per cent. \$60 per cent. at \$1½ per cent. \$60 per cent. at \$1½ per cent. and \$50 per cent. at \$1½ per cent. \$60 per cent. at \$1½ per cent. \$60 per cent. at \$1½ per cent. \$60 per cent. \$6

By J. Ciarence Davies.

Incomposition of the building at S East Fortyfirst street. Cross & Brown Company
1509, vacant: alro Washington av. w. 5.50.1
1 1509 at 123100, vacant: Miller Tuilinger
vs. Stant'lav Vanack et al. Hirsch. Sherman & Limberg, attys: partition; subject
to mirec \$5,000; parcel I to Louis Hubener
1 100 519,500, and 2 to the defendant for
\$11,000. By George Price.

ANTHONY AV. a. 5, 78.7 5 1736 et. 90.93

ANTHONY AV. a. 5, 78.7 1736 et. 90.93

Solisate to the Almabo Corporation of the building at S East Fortyfirst street. Cross & Brown Company
refresented the owner,
Schwab & Co. were the brokers in
the sale for Fred and Philip Fischer of
the fire dwellings at 1294 and 1200
Fulton avenue, also 585 to 589 East
169th street. The Bronx.

A regular meeting of the Harlem
Property Owners Association will be
bedd Thureday evening in 67 West125th street.

ESTATES APPRAISED.

ESTATES APPRAISED.

ELLEN SHEFFIELD PHELPS, widow of William Walter Phelps, died August \$1, 1920, a resident of New Jersey, leaving a total estate of \$3,160,573, with \$81,5006 taxable in New York. The strate is divided among twenty-one beneficiaries, of whom the principles are her son, John L. Phelps Peters of this city.

PULIA A. ENGLISH died October 9, 1920, a resident of Connecticut, leaving a total estate of \$50,680, of which \$1,583 is taxable in New York. It is divided among even nephews and nieces.

LYDIA COOPER died asnuary 8, 1921, a resident of Mar adulestri, leaving a total estate of Mar adulestri, leaving a total estate of Mar adulestri, leaving a total exact of Mar adulestri, leaving a total estate of S6,680 each to her sister and amustics of \$3,600 each to her sister and

FRANZ FOHR died July 19, 1919. Total a. \$24, 492, net \$186,435. The estate is ABRAHAM PEEFFERBAUM died September 20, 1920. Total e tate \$104,230, net \$44,630. The ertate is divided between his wife and

ALDERMEN GET BUDGET.

Morris Peskin sold to Nicolo Marinel of the apartment property, 50.3x109.11 irregular, at 2307 and 2309 Tiebout avenue.

SELL PEARSALL LOTS TO-DAY.

Bryan L. Kennelly. Inc., will sell the last holdings of the Pearsall estate today. The auction will be held at noon in the Real Estate Exchange, 14 Versy.

BANK IN SAN JUAN CLOSED. San Juan, Tex. Nov. 15.—The First State Bank and Trust Company of San Juan was clesed to-day. The bank is capitalized for \$160,000 and had deposits of \$600,000 in January or this year. Recent heavy withdrawals was given as the cause of its being closed.

INSTRUCTION, COLLEGES, &C.

LEARN LANGLAGES THE BERLITZ WAY

BERLITZ

30 West 34th Street. Phone Pernsylvania 1183. Brooklyn, 218 Livingston St. Phone Main 1916. INSTITUTE OF MUSICAL ART

of the City of New York FRANK DAMROSCH, Director 120 Claremont Avenue corner West 122nd Street.

SPECIAL SIGHTSINGING COURSE has been changed to 5:50 on Tuesdays, Wednesdays, Thursdays and Fridays, The evening class-Mondays at 5:15.

WHY HESITATE TO ENROLL

When the public demand for DOCTORS OF CHIROPRACTIC is constantly increasing? Join our Nov. 20 discress and win success. NEW YORK COLLEGE OF CHIROPRACTIC, 20 W Tod S. N. MILLER SCHOOL. Lexington Ave., at 23d St.

or Jackschwiis).
Solied 15th, strs Adra (Br), Lendon; Arthia (Br), Havans; Youngslown, Tampa; Dity of Savanash, New York, TACOMA, Wash, Nov 15-Arrived, str To-sh Meru (Jack Vouchame). an Meru (lap), Yokohama,
TAMPA, Fla. Nov 14-Arrived, schr Maude
M Morey, New York
Salied 14th, schr Fraemen, Norfolk,

Sailed 14th, schr Freemen, Norfolk, Sailed 15th, str Truxillo, New Orienta, VINEYARD HAVEN, Mass, Nov 1+A rived, tugs Catawissa, Falladelphia, townbarges Glenside and Mingo, for Boaton, a Contelaune, for Gloucester, Tannaqua, fre do, towing barges Herndon, for bearepo and Trenton and Cocalico, tor Bangot. Passed 15th, strs J H Devereux, Mound 15 Jayl, Portland for Norfolk; sonra 55th Little, bound E; Mabel Prye, do; Commando. do. In port 15th, schr Henry H Chamberlain, Perth Amboy for Eastport, Mc.-Wind AM, W. moderate; PM, WNW, fresh: Char.

AMERICAN PORTS. [By Mail.] BANGOR, Me. Nov 10-Salled, schr Ida

Nectolik.

LOS ANCIELES, Cal. Nov 11-Sailed, str.

West falcta, New York and probably Beston.

LAMOINE, Me. Nov 13-Arrived, son Augusta G Hilton, Portland Goads for Boston).

PORTLAND, Me. Nov 12-Arrived, barges

Fugenia Hooper, Nerfolk for Succ. Winnegance, Norfolk.

In harbor 12th, barge Tottenville, fryn

Jacksonyth. Arrived 15th, str Mazahaven (Dutch), New York.

Salied 14th, strs Italis (Sw), Cuba; Bursondier (Belg), Rotterdam; 15th, West Cobail, Manchaster via Hallfax; Astrakhan (Br), United Kingdom; Terrier (Nor), Genos; Clazy (Nor), St Themas and Guanamo.

Salied 15th, strs Efstathios (Greek), Genus; McKessport, Havy via Philadelphia; Homer City (Br), Falmouth.

New York Herald Bureau, Washington, D. C., Nov. 15 Mashington, D. C., Nev. 15;

These mayal orders have been made public:
Capt. W. M. Smith, to U. S. S. Argonne;
Capt. P. Symington, to member board of inspection and survey Pacific coast; Commander Ellis Lando, to Navy Yard, Puget
Sound; Commander H. P. Stine, to home,
wait orders; Lieutenant-Commander Joseph
Baer, to U. S. S. New York; LieutenantCommender W. E. Brown, to command
U. S. S. Putnam; Lieutenant-Commander G.
Y. J. Johnston, to Air Squadron, Atlantic
Fleet; Lieut. J. C. Delpino, to U. S. S.
Tacoma; Lieut. B. B. Lanler, resigned;
Lieut. J. H. Sprague, to command O-9. Commander A. Alion, to U. S. S. Olympia; Lieut.
H. A. Burke, to duty naval hospital, Notfolk; Lieut. B. J. Goodbody, to naval hospital, Annapolie; Lieut. J. Horton, ravocation appointment offoctive December 10;
Lieut. P. J. Waldner, resigned; Lieutenant
Commander T. P. Ballenger, to cost inspector of Fourth Naval District; Lieut. J.
L. Jones, to U. S. S. Henderson; Lieut.
F. W. Witte, to U. S. S. Chio; Lieut. A. F.
Blasfar, to U. S. S. Maryland; Lieut.
F. F. Randon and J. H. Gest, to Air Squadron,
Atlantic Fleet; Lieut. C. J. Renney, Jr., to home.

ART SALES

Works of Art, Household Effects. BENJ. S. WISE, Auct'r 428 Columbus Av. at 81st St. TO-DAY (Wed.) at 2 P.M.

Also Thursday, Friday and Saturday Real Bronze Statuette of the Late HENRY B. HYDE

The Breakers

Winter Seasons. Rates greatly reduced. Tuxurious, heated Solarium, bathed in Sunshine, overlooking the ocean, where charming afternoon musicales and complimentary "Five O'clock" Tea Service invites complete relaxation after your return from an outing on the exhilerating Boardwalk, or from the Golf Course. American and European plans.

New Golf Club Privileges Fireproof Garage

CAPACITY 600 Walter J. Bunky



HOTEL RALEIGH nished Offering greatly reduced Winter rates. M. GRAHAM CO.

Marlborough-Blenheim Joan WANTE CITY N. J. Lasurpassed for seathern Hest and ATLANTIC CITY, N. J.

IDEAL COUNTRY HOME Hotel Montclair

South Carolina.

AIKEN Green of Winter Resorts
Highland Park Hotel
OPEN DECEMBER TO MAY.
"Possesses a charm all its own."
CLIMATE RECREATION ENVIRONMENT
Address J. J. SWEENLY, Manager,
Summer—Whiteface Ion, Lake Flucid N. Y. Washington, D. C.

GRAFTON HOTEL AMERICAN PLAN

\$5 per day and upward. HARRINGTON MILLS, Proprieter.

Two 18-hole golf courses, tennis, trap shooting, motoring, riding, airplaning, bathing. Yachting and game fishing on the Gulf. Morning symphony concerts, evening dances. Convenient school for children.

Thru Pullman to the doors from New York and Chicago. Address The Bilimore, New York for information or reservations. JOHN MCE, BOWMAN EARLE E. CARLEY C. A. JUDKINS

MIAMI, FLA. Pennsylvania.

available for home-building, is part of the Rodgers Estate, and comprises 174 lots located in Riverdale, Delafield, Liebig and Tyndall Avenues; opposite the Mount St. Vincent Academy, and between 261st St. and the Yonkers City line, at 263rd St. These lots are especially suitable for the con-struction of one and two-family dwellings and apartment houses to be erected under the advantageous "Tax Exemp-Next Tuesday, November 22nd

REAL FSTATE AT AUCTION.

Getty Square, Yonkers.

Navy Orders

Special Despatch to THE NEW YORK HEMALD

together with Household effects for the Living Room Dining Room Bed Room

Note: __75 Oriental Rugs and Carpets.

Ezhibition with Catalogue up to hour of sale.

Unusually attractive during Autumn and

BELLEAIR HEIGHTS Florida

Open January 7th. A thousand acres of tropical beauty overlooking the Gulf of Mexico. One of the most charming of Winter homes with every sport facility and the joy of pleasant compan-

Old Orchard in the Poconos: Cresco: open all year; ex-medient table; hunting in sesson; booklet. CHAS. LANGFIELD, Proprietor.

mph Pay

Telephone Cortlandt 0744

At Noon, in the Real Estate Exchange, 14 Vesey St., N. Y. C.

Absolute Auction Sale To close out the last holdings of the PEARSALL ESTATE

88 BRONX LOTS 88

On Williamsbridge Road, Yates, Hering and Van Nest Aves. TITLE POLICIES FREE. VERY EASY TERMS.

BRYAN L. KENNELLY, Inc.

CITY REAL ESTATE.

Concourse Lots

on Easy Terms

Block Fronts

169 to 170 Street

J.ROMAINEBROWNCO.

10 E. 43d St. Tel. Murray Hill 1481

REAL ESTATE—OUT OF CITY.

Long Island-Sale or Rent,

Forest Kills Cardens

Houses and Villa Plots for Fele. 15 Minutes from Penna. Station.

SAGE FOUNDATION HOMES CO.,

47 W. 34th St., or Forest Hills, L. I.

I. G. WOLF, Exceptional bargains, on the North Shore.

NORTH SHORE REAL ESTATE.

1. ECULUSE, WASHBURN & CO.,
25 East 60th St. Vanderout 2556.

New Jersey-Sale or Reut.

5. 3.0 cash. \$57 menthly pays all car rying charges. (Balance on eary payments.)

In restricted residential community, fully improved section, refined surroundings, congenies neighbors, convenient to excellent schools, clubs, churches and early 35 minutes from Manhattan by train or trolley. Nine large rooms, two baths, exceptionally large sun parior. Beautiful corner plot, Cwner will give immediate possession and privilege to purchase in spring if desired.

MONEY TO LOAN AND WANTED ON BOND AND MORTGAGE.

67 Liberty Street

MORTGAGE LOANS SLAWSONAHOBBS NEW YORK. TEL. 1240 COLUMBUS

WIORIGAGE MONEY GEORGE C. PONTER, INC., 165 Brondway. 5568 Cort.

CITY REAL ESTATE. From Suttery to 14th St., Inclusive. PRIVATE HOUSE 14 rooms and bat-GREENWICH VILLAGE 15 Van Nost F Price \$17,500

SSESSION Suitable rest or three fact DUROSS CO., 185 WEST 14TH. POSSESSION Above 59th St.-5th Av. to East Hiver.

VALUABLE WATER FRONT PROPERTY FOR SALE

Plot Bounded by East 63d and 64th Sts., Ave. A and East River, with Buildings Thereon. For full particulars apply at office, 63d Street and East River

Spayten Dayvil and Riverdale. Above Barlem River. Fieldston RIVERDALE-ON-HUDSON New York City's most accessible suburb. GEORGE HOWE, 527 Fifth Ave., N. V. C.

MEMO AN EXCELLENT INVESTMENT The shrewd investor will buy lots NOW -

while prices are low. The better class undeveloped properties are advertised every day and Sunday in THE NEW YORK HERALD.

Wonderful Opportunity For Eulders - Specul tors - 1 vestors

or investors. City lots, 14 miles from New York City, with all improvements, 3 bouleverds running that the property, two trolley lines, raitroad station on the property. Rulit up section. Will assist in getting mortgages to build. Terms to suit. DANIEL T. DORSA. I Beckman St., 5th floor. Phone Barclay 8447.

CHAS. R. REEVE. MILLBURN. N. J.
Homes from \$7.500 to \$120,000,
Maplewood - Short Hills - Summit. RUTHERFORD REALTY DARGAINS. EDW. S. BROWN, Shafer Bldg., Butherfor

Continued from Page Seventeen.

Continued from Page Seventeen.

Continued from Page Seventeen.

Large Section.

Market Maintains Firm Tone.

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**The purchase by the city of the Long Island Business College Building at 143 to 149 South Eighth street was concluded yesterday. The price to be paid is \$70,000. The building will be used to care for the pupils of Public School 186, whose school house on South Fourth street has been condemned. The college building is a four story brick structure. It has a frontage of a large of the pupils of Company brick structure. It has a frontage of a large of the pupils of Company brick structure. It has a frontage of a large of the pupils of Company brick structure. It has a frontage of a large of the large of

20x100, for Herman C. Meyer to an investor.

Frederick W. Walker, Jr., has sold the three story dwelling at 425 First street between Sixth and Seventh avenues for Mrs. Dorothy Riker Wall of Fjorida.

Realty. Associates sold to the Tripart Euilding Corporation through J. P. Horrigan, vacant piot, 20x100 on the west side of Twelfth avenue from Fifty.

Article J. Cardnif, Lake Flourney, Gaives-fourth. on.
Arrived 15th, str Rochester, Philadelphia.
Sallod 15th, strs Weldrecht (Dutch),
Frilish ports; Eusene V R Thayer, Tampier,
Frindaulan, Savannah; Victor de Clavarri
Shn. Norfolk.

British ports; Eugeno V R Thayer, Tampico; Trinidacian, Savannah; Victor de Clavari (Sp), Norfolk.
Salled 15th, strs British Rose (Br), London; Harvester, Tampico; Occidental, Port Lobes.
PASCAGOULA, Miss. Nov 14—Arrivéd, sahr Arthir H Zwicker (Br), Mobile.
PENSACOLA, Pla, Nov 14—Salled, strs Ogonts, Mobile: Middlehem Castle (Br), Callac; Recea (Ital), Chraitar; Brateberg Anor), Nicargrus.
FMILADELFHIA, Pa. Nov 15—Arrived, tirs Erdely (Ital), Falirmo and Liebon; Gudrun Naersk (Dan), Shields; Copenhagen (Br), Salled, Salled, Santurca, Naevitas, Mer., 1916.
Salled 18th, str Ethelwolf (Br), Gibralin; Gorodow (Bella, Spieces), Santurca, Naevitas, Mer., 1916.
Cleared 18th, str Ethelwolf (Br), Gibralin; Gorodow (Bella, Sulled), Strick Commodore Rellias (Nor), St John, NB; Clearpool (Br), London Via Southempton.
Salled 18th, strs Selene (Dutch), La Pulce; Sudbury, Baltimore; Munarden (Br), New York Galter passed down Marcus Hook

via Southernation.

Salled 15th, size Selene (Dutch), La Pul-lee; Sudbury, Baltimore; Munarden (Br), New York (latter passed down Marcus Hook at 2:30 PM); Gran (Nor), Havana via Now New York (latter passed down Marcus Hook at 250 PM); Gran Nor), Havana via Now 250 PM); Gran Nor), Havana via Now Placed up Ready Lidand 15th, 7 AM, tug Pledmont, towing 3 barges 15th, 7 AM, tug Pledmont, towing 3 barges Buck L-dge, for East Cambridge, Potatown, for Portland, and Biohardson, Potatown, for Portland, and Biohardson, Potatown, for Portland, and Biohardson, Potatown, for Peassed out 15th, 230 AM, attr. Atlantic Sim, Philadelphia for Port Lohoer 4:30 AM, Chickasse, do for Hamburg via New York; Swainby (Br), do for Botterdam, In harbor 15th, 8 AM, attr Nika, Port Arthur, &c. for New York,—Wind W, 3 miles: partly cloudy; smooth sea.

FORTLAND, Me, Now 15—Arrived, harge Yerdies, Philadelphia,
Arrived 15th, etc. Corone, Norfolk (and sailed for ——).

Salled 15th, str. Corone, Norfolk (and sailed on return); achr Courtney C Houck, Norfolk (and sailed for ——).

Salled 15th, str. Jame E Coburn, Norfolk; Westward (from Stales, NS), do; Fracconta (Br), from Nova Scotta for do; Kennebec (from Calais), do,

PROVIDENCE, RI, Nov 15—Arrived, tig Laborer, Portland, towing barges Northern No 34, do, and 35, Beston (and proceeded for Norfolk after picking up No 6),

SAN FRANCISCO, Cal, Nov 14—Arrivad, str Santa Cruz, Tocopilla, &c.
Salled 14th, strs Julia Luckenbach, New York; Tehlme Mary (Jap), Melbourne; West 15th, Salled, attr. Salled, etc. Salled, and Salled, or Norbolk and Salled, attr. Salled, etc. Salled, Mary (Jap), Orient, Salvannah, Ga, Nov 15—Arrived, strs Schila (SW), Cardonae; City of St Louis,

Atlantic City.

PRE WAR RATES
American Flat Enfirsty. Blueys Open
Single | Remni g Water - 256 per weak
Broom | Private Bath \$42 to \$43 - m
Double | Amning Water - 366 - m
Room | Private Bath \$72 to 356 - m
Double Room, Private Bath
Oceas e rang, \$96 per week
Ownership Management
Ownership Management
Ownership Management

